

property details **approval form**

37 Elford Road, Birmingham, West Midlands, England, B17 0SA

Date: 14 November 2024

Property Ref and Version: HBN103681 - 0008

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £350,000.

Tenure: Freehold

>> **key features**

- > Well-presented semi-detached property
- > Three bedrooms
- > Garage conversion currently used as fourth bedroom.
- > Fitted kitchen.
- > Conservatory
- > Driveway
- > Commutable distance to the Queen Elizabeth Hospital
- > EPC Rating: D

>> **short description**

** THREE-BEDROOM SEMI-DETACHED PROPERTY *** LOUNGE *** FAMILY BATHROOM ** FITTED KITCHEN ***SECURE REAR GARDEN *** CONSERVATORY *** DRIVEWAY *** CLOSE TO HARBORNE VILLAGE ** COMMUTABLE DISTANCE TO THE QUEEN ELIZABETH HOSPITAL, BIRMINGHAM UNIVERSITY & STATION **

>> **long description**

A well-presented traditional three-bedroom semi-detached property set in a quiet residential road in Harborne. Located within a close proximity to Harborne High Street, which offers an excellent range of shops and amenities, bars, restaurants, and cafés, as well as a swimming pool and fitness centre. The Queen Elizabeth Medical Complex and Birmingham University are readily accessible and there are schools for children of all ages close by. It also offers excellent transport links to Birmingham city centre.

The property comprises in further detail: Driveway, entrance porch, entrance hallway, lounge, kitchen, and conservatory through to rear garden. To the first floor there are three bedrooms and family bathroom with toilet in separate room. The property also benefits from a converted garage that is currently being used as a fourth bedroom.

This is a great property in both its location and accommodation on offer. Viewing is highly recommended to fully appreciate the property available.

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>> **room description**

Agent Note

The Council Tax Band is C.

Entrance Porch

Windows to front and door to:

Hall

Windows to front and central heating radiator.

Lounge

15' 6" x 12' 10" into chimney breast (4.72m x 3.91m into chimney breast)

Windows to rear, central heating radiator and feature fireplace.

Kitchen

7' 4" x 11' 8" (2.24m x 3.56m)

Double glazed windows to rear, fitted kitchen, wall and base units, worktops, sink/drainer, gas oven, gas hob and door to lean to.

Conservatory

8' 1" x 11' 4" (2.46m x 3.45m)

Double glazed windows to side and rear, double glazed patio doors opening onto the garden.

First Floor Landing

Storage cupboard housing the boiler. Doors to various rooms.

Bedroom One

9' 4" x 13' 6" (2.84m x 4.11m)

Double glazed window to front and central heating radiator.

Bedroom Two

7' 5" x 10' 6" (2.26m x 3.20m)

Double glazed window to front and central heating radiator.

Bathroom

Window to rear, bath with shower over, sink and central heating radiator.

Separate W.C.

Window to side and w/c.

Garage Conversion

15' 1" x 7' 4" (4.60m x 2.24m)

Currently used as a bedroom, windows to front and central heating radiator.

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>> **room description**

Rear Garden

Patio and lawned areas.

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>> property images



Your Shipways office: 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP
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>> **property images**



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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

Signature

Date

Jamie Grice

Ms M. Preston

Your Shipways office: 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP

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